

**AGENDA  
THE PLANNING AND  
ZONING COMMISSION**



*Chm.  
Vice-Chm.  
Sec'y  
MEMBERS*

*Richard Pelletier (15)  
Nicholas Fazzino (13)  
Joyce Rossitter (15)  
Les Adams (13)  
Daniel Russo (13)  
Molly Salafia (15)  
Carl Chisem (15)  
Ken McClellan (13)  
Gary Faraci (15)  
Elizabeth Emery (15)  
Mayor Daniel T. Drew  
William Warner, Director  
Bruce E. Driska, CZEO*

*ALTERNATES*

*Ex-Officio  
Staff  
ZEO*

**OCTOBER 9, 2013  
COUNCIL CHAMBERS  
MUNICIPAL BUILDING  
7:00 P.M.**

**THE MUNICIPAL BUILDING IS WHEELCHAIR ACCESSIBLE**

- 1. PLEDGE OF ALLEGIANCE**
- 2. ROLL TAKING**
- 3. ITEMS REMOVED FROM THE AGENDA AND WHY**
- 4. PUBLIC COMMENT ON ITEMS ON AGENDA WHICH ARE NOT CURRENTLY SCHEDULED FOR A PUBLIC HEARING**
- 5. ZEO CERTIFICATION THAT ALL HEARING SIGNS HAVE BEEN PROPERLY NOTICED**
- 6. PUBLIC HEARINGS (when scheduled)**
  1. Continued: Proposed Zoning Code text amendment to add Section 60.02.42 – Existing Age Restricted (55 & Older) Multi Family Housing density not to exceed 24 units per acre on property having at least 2 1/2 acres or more in a Multi-Family (M) Zone. A copy of the proposed text is on file in the Office of the Town Clerk. Proponent Pondview Realty Associates Z2013-5
  2. Proposed fifteen (15) lot subdivision to be located at Country Club and Massa Tom Roads. Applicant/agent Domenico Fragomeni S2012-8
  3. Proposed fourteen (14) lot residential subdivision of the property of Guiheen Revocable Living Trust located on Mile Lane with activity in the 100 foot upland review area. Applicant/agent Tom Cocomo S2013-4
- 7. OLD BUSINESS**
  1. Request for release of cash bond for the South Gate Subdivision located at Arbutus Street and Tall Timbers Road. Applicant/agent Jonathan H. Sczurek, P.E. S2007-2
- 8. NEW BUSINESS**
  1. Request for a site plan modification for parking lot improvements at 55 High Street. Applicant/agent Liberty Bank/Joe Wren SPR2013-175
- 9. PUBLIC COMMENT ON TOPICS WHICH ARE NOT OR HAVE NOT BEEN THE SUBJECT OF A PUBLIC HEARING**
- 10. MINUTES, TRANSCRIPTS, STAFF REPORTS AND COMMISSION AFFAIRS**
  - 10.1 Minutes of 9/25/13 Regular Meeting
  - 10.2 ZEO Report
  - 10.3 Other Commission Affairs – River Cog Report
- 11. ADJOURNMENT**

**ALTERNATES: K. McClellan, E. Emery, G. Faraci,**

**If you require special accommodations for any meeting, please call the ADA Coordinator at (860) 344-3491 (voice), or (860) 344-3521 (TDD/TTY), or the Town Clerk's Office at (860) 344-3459 at least ten (10) days prior to the scheduled meeting.**

**245 deKoven Drive, Middletown, CT 06457 [www.middletownplanning.com](http://www.middletownplanning.com) [www.cityofmiddletown.com](http://www.cityofmiddletown.com)**